

Ordinance No. 2017-48

Amendment to the Hendricks County Zoning Ordinance Chapter 7, Section 7.3 Entrance/Drive Standards

Whereas, the Board of County Commissioners of Hendricks County, Indiana adopted the Hendricks County Zoning Ordinance on August 12, 2008 and which became effective October 1, 2008;

Whereas, the Hendricks County Area Plan Commission has recommended that the Zoning Ordinance be amended as to Chapter 7.3 Entrance/Drive Standards;

Whereas, the Hendricks County Area Plan Commission has conducted a public hearing on the proposed amendment and voted on a recommendation to the County Commissioners;

Whereas, the County Commissioners have received and reviewed the Plan Commission's report, have considered the Plan Commission's recommendations, and find that the adoption of the recommended amendment would promote the health, safety, and convenience of the people of Hendricks County; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HENDRICKS COUNTY, INDIANA AS FOLLOWS:

AMEND Chapter 7.3.B. by Adding:

g. Driveway Separations -- Driveway locations shall conform to the following minimum requirements for separation:

TABLE 6-6 MINIMUM DISTANCE FROM DRIVES TO NEAREST INTERSECTION Note: Distance is measured centerline to centerline		
Street Type	Residential Driveway	Non-residential Driveway
Arterial	300'*	600'
Collector	200'*	200'
Local	100'	100'
Subdivision	75', with maximum of one per lot	N/A

* It is the intent of this ordinance to avoid residential driveways directly on arterial streets (see Section 2.11 (2)(b), Access Limited). When such driveways are necessary, it is preferable to have a minimum number of access points. Therefore, in some cases, it may be preferable to locate two driveways immediately adjacent, rather than to use the recommended separation.

AMEND Chapter 7.3 by Removing:

B.b.(3) Each ingress or egress aisle/driveway shall not be closer than seventy-five (75) feet to a street line of an intersecting side street. If possible, the entrance should be located off an alley or minor street.

APPROVED by the Board of Commissioners of Hendricks County, Indiana this 24th day of October, 2017.

BOARD OF COMMISSIONERS



Matthew D. Whetstone, President



Phyllis A. Palmer, Vice President



Bob Gentry, Member

Nancy Marsh
Auditor

FINDING OF FACT
HENDRICKS COUNTY AREA PLAN COMMISSION
HENDRICKS COUNTY, INDIANA

WHEREAS, Hendricks County Area Plan Commission shall in all cases heard by it make written findings of fact which support their determinations in accordance with Indiana Code 36-7-4-306; and

WHEREAS, the Hendricks County Area Plan Commission has held a public hearing and has given consideration to amendment

TZA 04/17: AMENDMENT TO THE 2008 HENDRICKS COUNTY ZONING ORDINANCE; by Amending Chapter 7: Section 7.3 Entrance/Drive Standards; and

WHEREAS, the Hendricks County Area Plan Commission has given consideration to the above referenced amendment for its compliance with the comprehensive plan entitled "Growing Smarter, The Hendricks County Quality Growth Strategy," adopted December 19, 2006 established under Indiana Code 36-7-4-500 and that such a plan provides development policy within Hendricks County; and

WHEREAS, the Hendricks County Area Plan Commission has given consideration to the above referenced amendment for its conformance with the Hendricks County Zoning Ordinance, adopted August 12, 2008, effective October 1, 2008, established under Indiana Code 36-7-4-600 and that such an ordinance for development, through zoning, of the County of Hendricks, Indiana, provides for enforcement and penalties for the violation thereof; and

WHEREAS, the Hendricks County Area Plan Commission has given consideration to the above referenced amendment for its conformance with the Hendricks County Subdivision Control Ordinance, adopted December 21, 2004 established under Indiana Code 36-7-4-700 and that such an Ordinance provides for the subdivision of land within Hendricks County; and

WHEREAS, the Hendricks County Area Plan Commission has given consideration to the above referenced amendment for its compliance with the recommendations, stipulations or any necessary conditions, listed below, requested by the public, planning staff or any Area Plan Commission member(s)

WHEREAS, the proposed Zoning Ordinance amendment: TZA 04/17

Will not adversely affect the elements of the Hendricks County Comprehensive Development Plan;

THEREFORE BE IT RESOLVED, the Hendricks County Area Plan Commission submits a favorable

recommendation to the Board of County Commissioners for TZA 04/17: Amendment to the Hendricks County Zoning Ordinance Chapter 7 Section 7.3 Entrance/Drive Standards

on this date October 10, 2017

FOREGOING RESOLUTION, submitted by MR. GENTRY

and seconded by MRS. JOHNSTON.

<u>Members</u>	<u>For</u>	<u>Against</u>	<u>Abstained</u>
Brad Whicker	X	0	0
Sonnie Johnston	X	0	0
Walt O'Riley	X	0	0
Bob Gentry	X	0	0
Tim Whicker	_____	_____	_____
Damon Palmer	_____	_____	_____
Total	4	0	0



Brad Whicker, President



Tim Dombrosky, Secretary